182.0	0002	0010.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 742,900 / 742,900
					USE VALUE: 742,900 / 742,900
					ASSESSED: 742,900 / 742,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURLEY EDWARD F JR &ELIZABETH/
Owner 2:	TRS/HURLEY FAMILY TRUST
Owner 3:	
Street 1:	6 SAGAMORE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HURLEY EDWARD F JR & ELIZAB -
Owner 2:	-
Street 1:	6 SAGAMORE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,821 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 2316 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6821.000	305,700		437,200	742,900
Total Card	0.157	305,700		437,200	742,900
Total Parcel	0.157	305,700		437,200	742,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.77 | /Parcel: 320.7

Legal Description

User Acct 123011

GIS Ref

GIS Ref

Insp Date 06/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,900	0	6,821.	437,200	743,100	743,100	Year End Roll	12/18/2019
2019	101	FV	240,200	0	6,821.	437,200	677,400	677,400	Year End Roll	1/3/2019
2018	101	FV	225,200	0	6,821.	368,500	593,700	593,700	Year End Roll	12/20/2017
2017	101	FV	225,200	0	6,821.	337,300	562,500	562,500	Year End Roll	1/3/2017
2016	101	FV	225,200	0	6,821.	287,300	512,500	512,500	Year End	1/4/2016
2015	101	FV	219,600	0	6,821.	249,900	469,500	469,500	Year End Roll	12/11/2014
2014	101	FV	219,600	0	6,821.	231,100	450,700	450,700	Year End Roll	12/16/2013
2013	101	FV	219,600	0	6,821.	219,900	439,500	439,500		12/13/2012

!14231!

PRINT

Date	Time
12/11/20	04:05:57

LAST REV

Date	Time
07/10/18	11:32:48
apro	
14231	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HURLEY EDWARD F	68205-292		10/14/2016	Convenience	1	No	No		
	13089-300		11/5/1976		43,000	No	No		N

USER DEFINED

Prior Id # 1:	123011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2018	478	Siding	10,000	C				
6/28/2004	557	Wood Dec	3,000					repl 2 decks

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2018	Inspected	BS	Barbara S
5/16/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	189	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6821		Sq. Ft.	Site		0	70.	0.92	7									437,243						437,200	

Total AC/HA: 0.15659 | Total SF/SM: 6821 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 437,243 | Spl Credit | Total: 437,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	1 - Plywood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22189546
Const Adj.:	0.96959996
Adj $ / SQ:	148.094
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415321
Depreciation:	109645
Depreciated Total:	305676

COMMENTS

646-6879 / FPL= NONFUNC - WOOD STOVE ONLY sink in basement.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

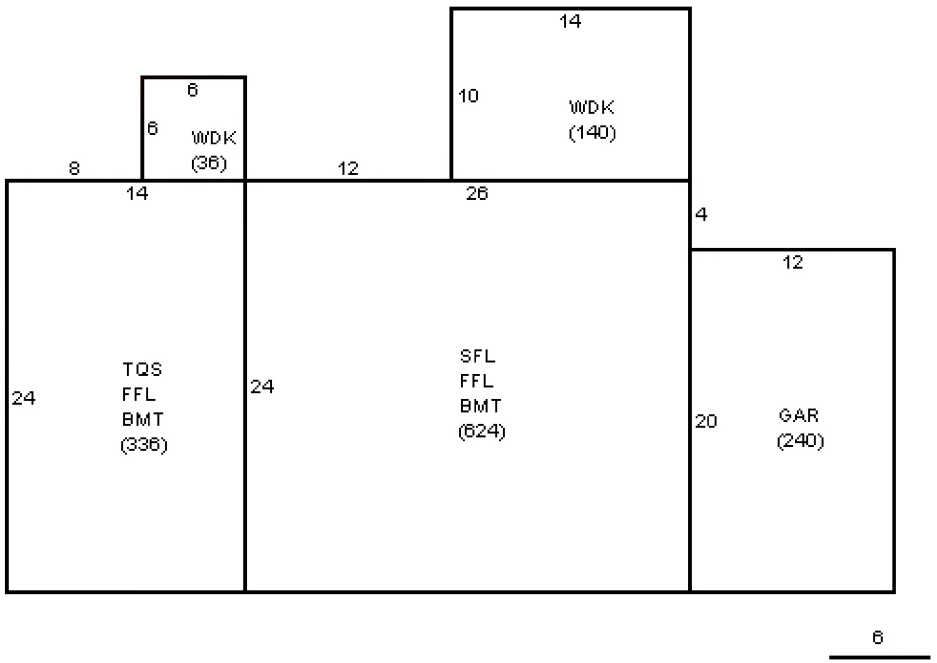
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.09
Special Features:	0	Val/Su Net:	95.17
Final Total:	305700	Val/Su SzAd	166.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	58.870	56,513
FFL	First Floor	960	148.090	142,170
SFL	Second Floor	624	148.090	92,410
TQS	3/4 Story	252	148.090	37,320
GAR	Garage	240	24.640	5,915
WDK	Deck	176	11.330	1,993

Net Sketched Area:	3,212			Total:	336,321
Size Ad	1836	Gross Are	3296	FinArea	2316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0002-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	